

STAFF USE ONLY

PROJECT NUMBER: 98-047

CASES: TR 51852

SPA, DA, CP



******* INITIAL STUDY *******

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: November 12, 2003 Staff Member: Hsiao-ching Chen

Thomas Guide: 4279, 4369 USGS Quad: Warm Springs Mtn, Whitaker Peak

Location: North of Castaic, east of I-5, west of Castaic Lake, Castaic, California

Description of Project: A development proposal to develop and implement 669.2 acres out of the 1,330-acre Northlake Specific Plan (SP) area for a mix of uses. A tract application requests 1,260 single family lots, 480 multi-family units on 12 lots, 5 industrial/commercial lots, 15 park/recreational use lots, and 50 open space lots. SP Amendment and Development Agreement (DA) Amendment are required to modify provisions of the adopted Specific Plan and existing DA. A Conditional Use Permit is required for Site Plan Review for development within the SP boundary. Impacts associated with mass grading occurring outside of the SP boundary are analyzed in this document but is covered under a separate CUP. Access to this tract will be provided by Lake Hughes Road, Castaic Road, and Ridge Route Road. An Environmental Impact Report (EIR) for the SP was certified with the approval of the SP in 1992. Gross Area: 669.2 acres

Environmental Setting: The project site is located within the Los Angeles County Northlake Specific Plan area north of Castaic, east of I-5 Freeway and west of Castaic Lake. The vegetation within the SP area is characterized as coastal sage scrub, valley grassland, and riparian woodland. No sensitive or endangered species have been recorded within the SP area. Site topography consists of a ridgeline running northwest to southeast along the western boundary of the site adjacent to I-5. The eastern slopes of this ridgeline are moderate in elevation with Grasshopper Canyon which traverses the center portion of the site. Angeles National Forest is located to the north, State recreation area to the east, residential units to the south, and Interstate Highway 5 to the west.

Zoning: SF, SF/Golf, MF, MF/Golf, Light Industrial, Community Commercial, School/Park, Open Space, Golf Facilities (Specific Plan)

General Plan: (Specific Plan)

Community/Area Wide Plan: (Northlake Specific Plan)

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>86-201/TR44429</u>	<u>191 SF and 300 MF units (approved)</u>
<u>98-110</u>	<u>UNMANNED REGENERATION FACILITY (approved)</u>
<u>98-072</u>	<u>TRUCK STORAGE IN M1-DP (approved)</u>
<u>02-116</u>	<u>150 SENIOR APARTMENTS IN C-3-DP ZONE (pending)</u>
<u>N/A</u>	<u>Castaic CSD (pending Board approval)</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input type="checkbox"/> None
<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input checked="" type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input checked="" type="checkbox"/> National Forest	<input checked="" type="checkbox"/> Water Resources
<input checked="" type="checkbox"/> CA Dept of Health Services	<input checked="" type="checkbox"/> Castaic Union School Dist.	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> Army Corps of Engineers	<input checked="" type="checkbox"/> Hart Unified School District	
<input checked="" type="checkbox"/> <u>CA Solid Waste Mgt Board</u>	<input checked="" type="checkbox"/> <u>Air Resources Board</u>	<u>County Reviewing Agencies</u>
	<input checked="" type="checkbox"/> <u>AQMD, SCAG</u>	<input checked="" type="checkbox"/> Subdivision Committee
<u>Trustee Agencies</u>	<input checked="" type="checkbox"/> <u>Caltrans</u>	<input checked="" type="checkbox"/> DPW: <u>Geo & Materials, Land Development, Env Programs, Traffic & Lighting</u>
<input type="checkbox"/> None	<input checked="" type="checkbox"/> <u>City of Los Angeles</u>	<input checked="" type="checkbox"/> Health Services: <u>Environmental Protection, Soild Waste Mgt Programs</u>
<input checked="" type="checkbox"/> State Fish and Game	<input checked="" type="checkbox"/> <u>Castaic Area Town Council</u>	<input checked="" type="checkbox"/> <u>Parks & Recreation</u>
<input checked="" type="checkbox"/> State Parks	<input checked="" type="checkbox"/> <u>Newhall County Water District</u>	<input checked="" type="checkbox"/> <u>Fire, Sheriff, Library</u>
<input checked="" type="checkbox"/> <u>State Dept of Water Resources</u>	<input checked="" type="checkbox"/> <u>Castaic Lake Water Agency</u>	<input checked="" type="checkbox"/> <u>Sanitation Districts</u>
<input type="checkbox"/> _____	<input type="checkbox"/> _____	

IMPACT ANALYSIS MATRIX

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
		Pg	No Additional Analysis			
				Addendum EIR/ND		
					Subsequent/Supplemental EIR	
CATEGORY	FACTOR		Potential Concern			
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identified in IS as significant but not analyzed in EIR
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elimination of golf course
	4. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Phase I Archaeology report is required
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic study update; Project specific analysis
	2. Sewage Disposal	17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	3. Education	18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project specific analysis to be performed
	5. Utilities	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water supply assessment to be performed
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High voltage power lines
	3. Land Use	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial change to adopted SP land use categories
	4. Pop./Hous./Emp./Rec.	24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elimination of golf course
	Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Non-urban hillside, SEA
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☒ Check if DMS printout generated (attached)

Date of printout: (to be requested)

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☒ On the basis of substantial evidence in the light of the whole record, there are substantial changes in project as well as with respect to the circumstances under which the project is undertaken. A Supplement to EIR (SCH No. 1988071329) is to be prepared pursuant to CEQA Guidelines Section 15163.

Reviewed by: Hsiao-ching Chen

Date: _____

Approved by: Daryl Koutnik

Date: 15 MARCH 2004

- ☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).
- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the project site located in an area containing a major landslide(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in an area having high slope instability?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The 1992 EIR does not provide soil and geologic investigation with respect to specific project design (pg 4.1-1). The EIR also indicates that specific mitigation measures associated with tract design will be addressed in subsequent analysis (pg 4.1-3). Grading plans to be prepared to address tract specific geo/soil issues.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

HAZARDS - 2. Flood

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in or subject to high mudflow conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Could the project contribute or be subject to high erosion and debris deposition from run off?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project substantially alter the existing drainage pattern of the site or area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other factors (e.g., dam failure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Previous EIR includes only discussion on preliminary calculations of the installation of undetermined debris basins, storm drains, streets, and catch basins. Project specific drainage evaluation on all above improvements need to be analyzed.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

HAZARDS - 3. Fire

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Does the proposed use constitute a potentially dangerous fire hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other factors? (Elimination of golf course)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The fire station located at 31770 Ridge Route, Castaic is 2.7 miles/14 minutes from site and responsible for the Northlake SP area. Per Development Agreement, a fire station site is to be provided within the SP area and needs to be identified. Water Assessment complying with State water bills should be performed with the submittal of tract map. Additional analysis needs to be provided on emergency fire access issues as a result of phasing the SP development.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

HAZARDS - 4. Noise

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Project site is adjacent to Golden State Freeway and contains sensitive uses. Although the previous Initial Study determined that the project would have potential noise impacts, noise analysis was not performed and included in the previously certified EIR. High school proposed Adjacent to site.

CONCLUSION

☒ Subsequent/Supplemental EIR ☐ Addendum EIR/ND ☐ No Additional Analysis

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will the proposed project require the use of a private sewage disposal system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?						
c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Previous EIR (pgs 4.4-1 to 4.4-10) does not address construction related water quality issues. Project has changed wastewater reclamation from an on-site facility to treatment by County Sanitation District No. 32 through annexation. Therefore, receiving capacity information needs to be updated.

Water quality issue to be discussed with project specific water quality data.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Project specific air quality analysis be performed utilizing URBEMIS 2002 model and grading and other information from the proposed tract map.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

RESOURCES - 3. Biota

SETTING/IMPACTS

Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact

a. Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Does the project site contain oak or other unique native trees (specify kinds of trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors (e.g., wildlife corridor, adjacent open space linkage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

The golf course proposed to be eliminated was included to be a wildlife corridor to mitigate project impacts on wildlife. Project specific/updated surveys are to be performed and mitigation measures provided.

CONCLUSION

☒ Subsequent/Supplemental EIR ☐ Addendum EIR/ND ☐ No Additional Analysis

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project site contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project site contain known historic structures or sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

No record search was performed in the previous environmental analysis for the Northlake SP. Provide a Phase I Archaeology survey to substantiate previous finding of no significance.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

RESOURCES - 5. Mineral Resources

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the views?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Is the project likely to create substantial sun shadow, light or glare problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Other factors (e.g., grading or land form alteration)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Visual analysis contained in the previous EIR is insufficient for tract project (pgs 4.7-1 to 4.7-8). A new visual analysis needs to be performed based on project details as proposed. Elimination of golf course also removes visual amenity from a large open area as approved in the SP.

CONCLUSION

☒ Subsequent/Supplemental EIR ☐ Addendum EIR/ND ☐ No Additional Analysis

SERVICES - 1. Traffic/Access

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will the project result in any hazardous traffic conditions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Will the project result in parking problems with a subsequent impact on traffic conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Traffic analysis contained in the previous EIR (Section 4.8) is to be updated utilizing the proposed roadway system.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. If served by a community sewage system, could the project create capacity problems at the treatment plant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Could the project create capacity problems in the sewer lines serving the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Utilize project specific information to discuss impacts on sewage disposal systems of Sanitation District No. 32.

CONCLUSION

☒ Subsequent/Supplemental EIR ☐ Addendum EIR/ND ☐ No Additional Analysis

SERVICES - 3. Education

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project create capacity problems at the district level?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Could the project create capacity problems at individual schools which will serve the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Could the project create student transportation problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Could the project create substantial library impacts due to increased population and demand?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Two elementary school sites were to be provided as part of the conditions of approval of the SP. Provide update information on school district agreement. Cumulative impacts on educational facilities to be revisited to include projects occur in the area subsequent to SP adoption.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are there any special fire or law enforcement problems associated with the project or the general area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Please refer to discussion under "Fire Hazard."

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

SERVICES - 5. Utilities/Other Services

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Could the project create problems with providing utility services, such as electricity, gas, or propane?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Are there any other known service problem areas (e.g., solid waste)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Water supply assessment to be performed in compliance with state laws.

CONCLUSION

☒ Subsequent/Supplemental EIR ☐ Addendum EIR/ND ☐ No Additional Analysis

OTHER FACTORS - 1. General

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a Will the project result in an inefficient use of energy resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b Will the project result in a major change in the patterns, scale, or character of the general area or community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c Will the project result in a significant reduction in the amount of agricultural land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SETTING/IMPACTS

DISCUSSION

CONCLUSION

☐ Subsequent/Supplemental EIR ☐ Addendum EIR/ND ☒ No Additional Analysis

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Are any hazardous materials used, transported, produced, handled, or stored on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have there been previous uses which indicate residual soil toxicity of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Other factors? High voltage powerlines	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Can the project be found to be inconsistent with the plan designation(s) of the subject property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Can the project be found to be inconsistent with the zoning designation of the subject property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Can the project be found to be inconsistent with the following applicable land use criteria:						
Hillside Management Criteria?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SEA Conformance Criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other? <u>Specific Consistency Analysis</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

TR 51852 is proposing to change the Land Use categories within the previously approved SP. Consistency and compatibility analysis is to be provided with respect to the tract map design.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Could the project require new or expanded recreational facilities for future residents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

TR 51852 is proposing to eliminate an approximately 167-acre golf course previously approved within the previously approved SP area.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis

MANDATORY FINDINGS OF SIGNIFICANCE

SETTING/IMPACTS

	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Updated water quality, air quality, and traffic information are available since previous approval. Additional analysis has been performed to confirm analysis or conclusions in the certified EIR/SEIR.

CONCLUSION

☒ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☐ No Additional Analysis